

O F F E R I N G M E M O R A N D U M



FAT DOG WINE & SPIRITS

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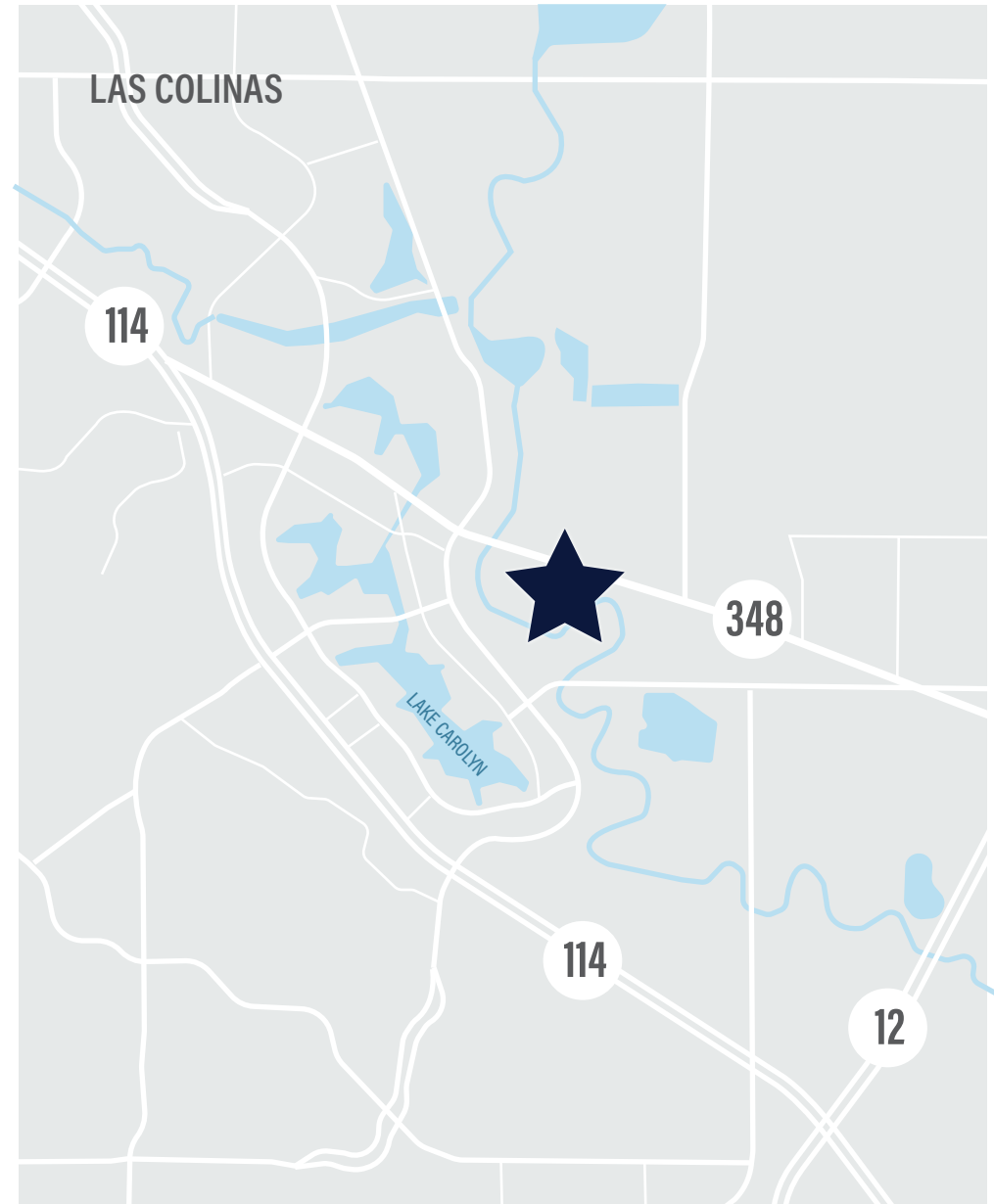
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QUICK FACTS

LAND AREA	0.50 AC
GLA	6,000 SF
YEAR BUILT	1969
OCCUPANCY	0%
PARKING	56 spaces; 9.30/1,000
ZONING	Z116
SUBMARKET	Las Colinas

INVESTMENT OVERVIEW

- **Newly striped parking lot July 2023!**
- Located on Northwest Hwy (Loop 12) with traffic counts exceeding 27,000 vehicles per day
- Northwest Hwy is a Major Highway from Dallas Into Las Colinas - I-35 & Hwy 114 Connector
- The Property is just east of the 18-acre, state-of-the-art mixed use entertainment & restaurant complex. Toyota Music Factory, a live music venue, is the center piece with 300,000 square feet of retail and restaurants, and the 275,000 square foot Irving Convention Center
- Newly developed apartment complexes in the immediate area - hundreds of new units and customers
- Densely populated area - more than 285,000 residents within a 5-mile radius
- Average household income in 1 mile radius is nearly 1.5x the national average
- Former Spec's / Fat Dog location
- Set up for convenient store operation with a massive walk-in cooler

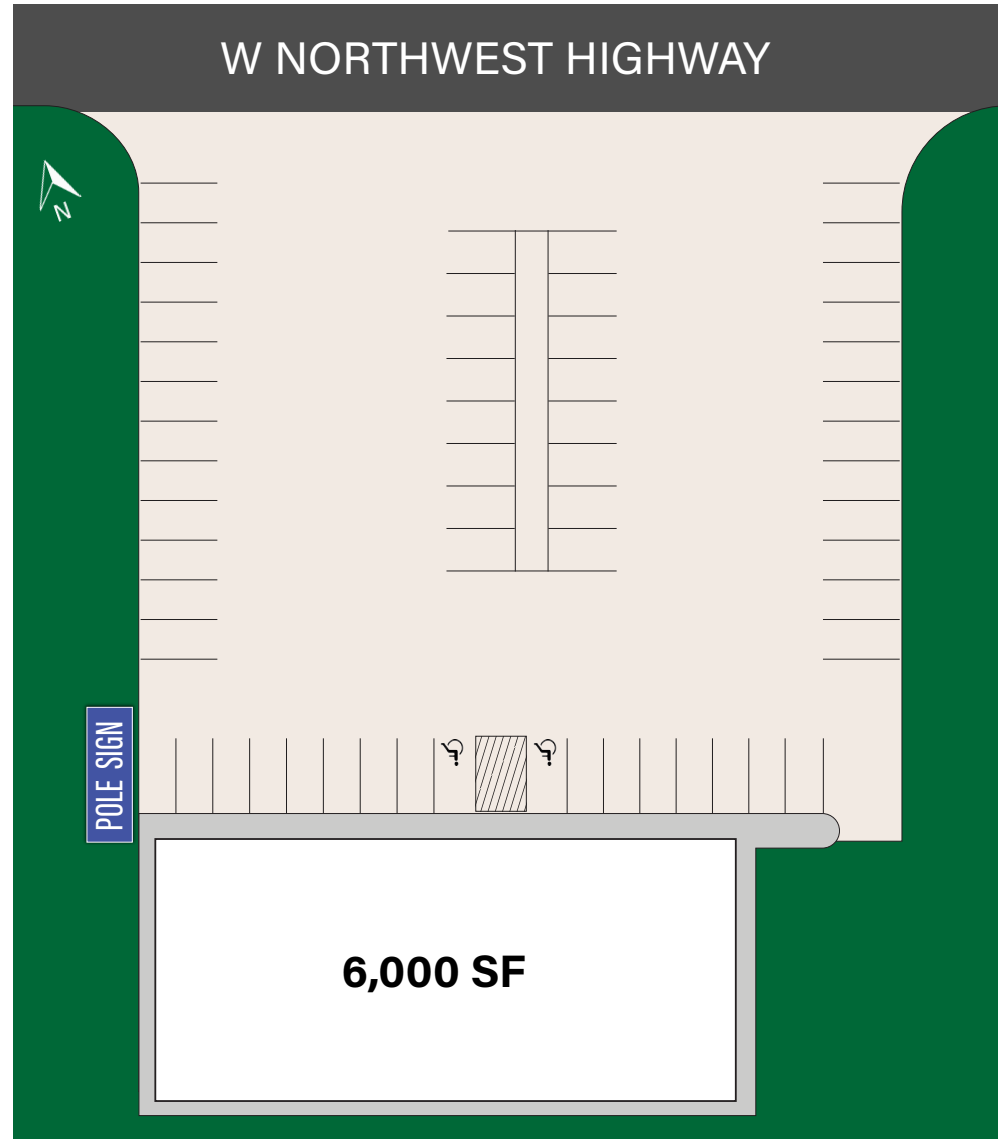


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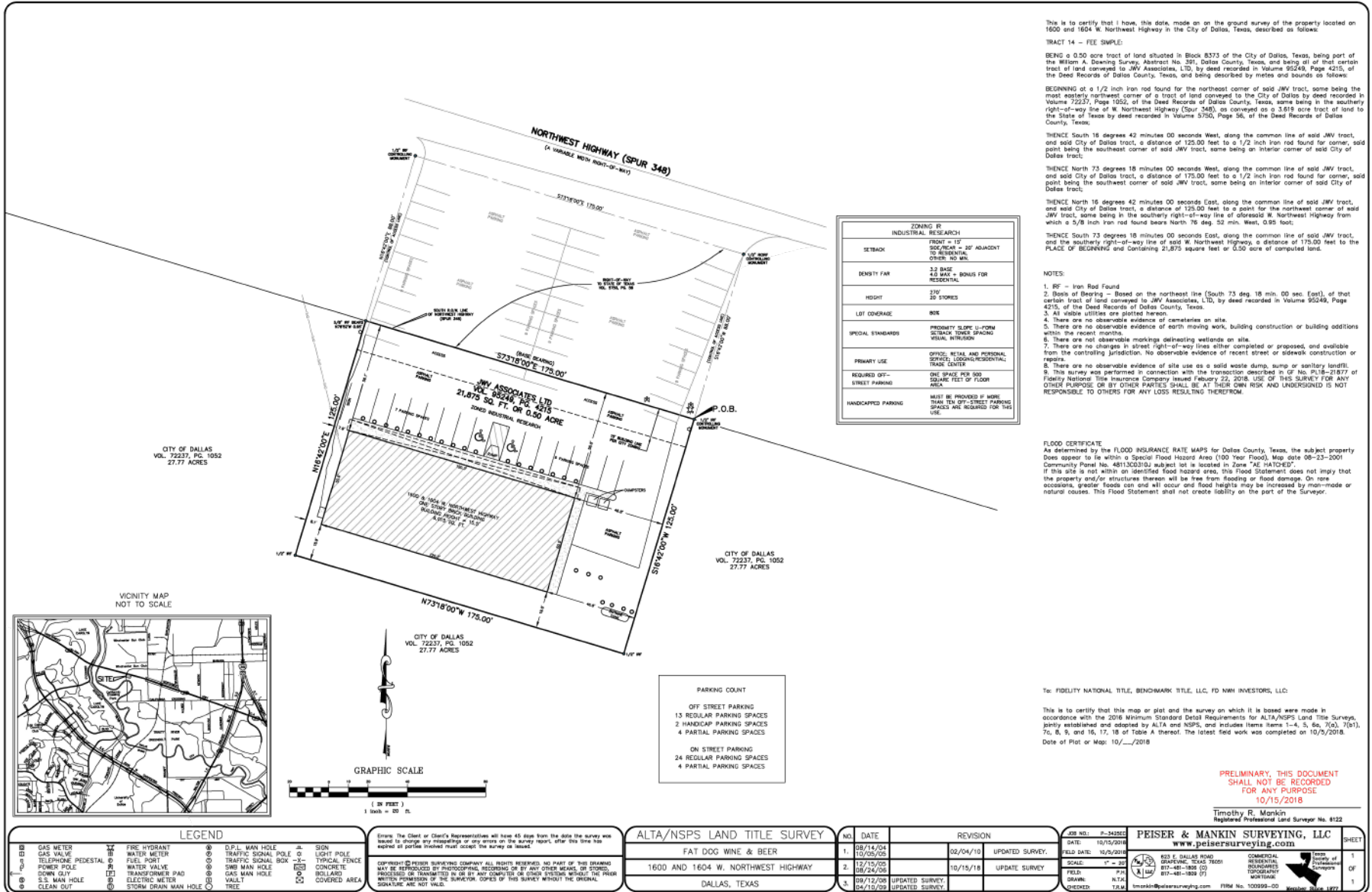


56 spaces newly striped in July 2023.



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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION			
TOTAL POPULATION	12,491	77,553	289,287
ANNUAL GROWTH 2022 - 2027	0.71%	0.38%	0.07%
2027 PROJECTED POPULATION	12,942	79,050	290,366
% FEMALE POPULATION	48%	51%	49%
% MALE POPULATION	52%	49%	51%
MEDIAN AGE	34.0	33.4	33.0
BUSINESS			
TOTAL CIVILIAN EMPLOYEES	8,764	46,975	165,933
TOTAL BUSINESSES	876	7,432	18,402
% WHITE COLLAR EMPLOYEES	82.8%	71.2%	56.8%
HOUSEHOLD INCOME			
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$128,109	\$114,174	\$100,265
ESTIMATED MEDIAN HOUSEHOLD INCOME	\$96,218	\$81,848	\$69,194
ESTIMATED PER CAPITA INCOME	\$77,661	\$49,456	\$37,615
HOUSEHOLD			
TOTAL HOUSING UNITS	9,437	37,536	117,689
% HOUSING UNITS OWNER - OCCUPIED	5.2%	21.2%	33.3%
% HOUSING UNITS RENTER - OCCUPIED	77.1%	68.4%	58.9%
RACE & ETHNICITY			
% WHITE	42.5%	31.5%	29.5%
% BLACK OR AFRICAN AMERICAN	18.07%	12.6%	10.2%
% ASIAN	20.3%	25.1%	17.8%
% OTHER	6.5%	15.2%	22.3%
% HISPANIC	18.0%	32.9%	47.7%

Source: 2023 Esri

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Structure Commercial Ltd 9001178 eric@structurecommercial.com 214-373-8300

Licensed Broker /Broker Firm Name or Primary Assumed Business Name _____ License No. _____ Email _____ Phone _____

Designated Broker of Firm _____ License No. _____ Email _____ Phone _____

Licensed Supervisor of Sales Agent/ Associate _____ License No. _____ Email _____ Phone _____

Sales Agent/Associate's Name _____ License No. _____ Email _____ Phone _____

Buyer/Tenant/Seller/Landlord Initials _____ Date _____